St. Louis City Ordinance 64050

FLOOR SUBSTITUTE
BOARD BILL NO. [96] 323
INTRODUCED BY ALDERMAN MARIT CLARK

An ordinance recommended by the Community Development Commission on December 17, 1996 and approved by the Board of Public Service on February 4, 1997, to rescind Board of Public Service Permit #67948 approved April 7, 1964; to rescind Amendment #1 to Board of Public Service Permit #67948 approved April 7, 1965; to rescind Amendment #2 to Board of Public Service Permit #67948 approved August 8, 1966, all being known as the University Heights Corporation Community Unit Plan, and so as to include the described parcels of land in City Blocks 987 and 1949; and containing an emergency clause.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE: The Community Unit Plan designation, as established pursuant to Board of Public Service Permit #67948 approved April 7, 1964, and amended by Amendment #1 on April 7, 1965, and further amended by Amendment #2 on August 8, 1966, and as currently administered under the provisions of Section 26.80.070 of the Revised Code of the City of St. Louis - 1994, of certain real property located in City Blocks 987 and 1949, is hereby rescinded, real property being more particularly described as follows: Property as described in Board of Public Service Permit #67948 approved April 7, 1964:

Parcel 1: A tract of land in City Block 1949 of the City of St. Louis and being ore particularly described as follows:

Beginning at a point in the south line of Olive Street (100 feet wide) distant north 75 degrees 09 minutes 39 seconds west a distance of 20.104 feet from the west line of Ewing avenue (60 feet wide) said point being the point of curvature of a 20.000 foot radius rounding curve to the right, said point having coordinates 100368.077 north and 203903.896 east; thence along said curve an arc distance of 31.411 feet to the point of tangency, said point having coordinates 100343.617 north and 203918.106 east, thence along the west line of Ewing Avenue (60 feet wide) south 14 degrees 51 minutes 11 seconds west a distance of 591.288 feet to the point of curvature of a 300.000 foot radius curve to the right, said point having coordinates 99772.086 north and 203766.535 east; thence along said curve an arc distance of 452.313 feet to the point of

tangency, said point having coordinates 99559.006 north and 203399.682 east; thence along the north line of Laclede Avenue (60 feet wide) north 75 degrees 09 minutes 06.75 seconds west a distance of 1261.437 feet to the point of curvature of a 20.000 foot radius rounding curve to the right, said point having coordinates 99882.258 north and 202180.367 east; thence along said curve an arc distance of 31.422 feet to the point of tangency, said point having coordinates 99907.392 north and 202166.352 east; thence along a line 10 feet east of and parallel of Compton Avenue (60 feet wide) north 16 degrees 51 minutes 52 seconds east a distance of 743.737 feet to a point having coordinates 100619.144 north and 202382.116 east; thence south 75 degrees 26 minutes 21 seconds east a distance of 549.776 feet to a point in the east line of Cardinal Avenue having coordinates 100480.927 north and 202914.233 east; thence along said east line north 14 degrees 44 minutes 55 seconds east a distance of 138.019 feet to the point of curvature of a 20.000 foot radius rounding curve to the right, said point having coordinates 100614.399 north and 202944.369 east; thence along said curve an arc distance of 34.958 feet to the point of tangency, said point having coordinates 100627.446 north and 202977.130 east; thence along the south line of Olive Street (100 feet wide) south 65 degrees 06 minutes 10 seconds east a distance of 76.549 feet to a point having coordinates 100595.221 north and 203046.566 east; thence continuing along said south line south 75 degrees 09 minutes 39 seconds east a distance of 45.579 feet to a point having coordinates 100583.548 north and 203090.625 east; thence south 14 degrees 49 minutes 59 seconds west a distance of 267.041 feet to a point having coordinates 100325.406 north and 203022.262 east; thence south 75 degrees 09 minutes 50.25 seconds east a distance of 262.177 feet to a point having coordinates 100258.274 north and 203275.698 east; thence north 14 degrees 49 minutes 59 seconds east a distance of 267.028 feet to a point having coordinates 100516.403 north and 203344.058 east; thence along the south line of Olive Street south 75 degrees 09 minutes 39 seconds east a distance of 579.155 feet to the point of beginning, containing in all 1,258,476.966 square feet, or 28.891 acres, more or less.

Parcel 2: Part of City Block 987 of the City of St. Louis, described as follows:

Beginning at a point on the south line of Olive Street (100 feet wide) distant North 75 degrees 09 minutes 39 seconds West a distance of 20.001 feet from the west line of Leffingwell Avenue (60 feet wide) said point of beginning having coordinates 100228.280 North and 204431.542 East; thence North 75 degrees 09 minutes 39 seconds West along the south line of Olive Street a distance of 445.849 feet to the point of curvature of a 20.000 foot radius rounding curve to the left having coordinates 100342.465 North and 204000.563 East; thence along said rounding curve an arc distance of 31.411

feet to the point of tangency, said point having coordinates 100328.259 North and 203976.109 East; thence South 14 degrees 51 minutes 11 seconds West along the east line of Ewing Avenue (60 feet wide) a distance of 276.968 feet to a point having coordinates of 100060.546 North and 203905.111 East; thence South 75 degrees 09 minutes 39 seconds East a distance of 485.906 feet to a point having coordinates 99936.102 North and 204374.811 East; thence North 14 degrees 50 minutes 29 seconds East along the west line of Leffingwell Avenue a distance of 276.962 feet to a point of beginning, containing a area of 144115.600 square feet, according to a survey thereof by Thatcher & Patient, Inc..

Property as described in Board of Public Service Permit #67948, Amendment #1, approved April 7, 1965:

A tract of land in Block 1949 of the City of St. Louis and being more particularly described as follows:

Beginning at a point in the south line of Olive Street (100 feet wide) having coordinates 100309.465 north and 204125.114 east, said point being the point of curvature of a 20.000 foot radius rounding curve to the right; thence eastwardly and southernly along said curve an arc distance of 31.417 feet to the point of tangency, said point having coordinates 100285.009 north and 204139.325 east; thence south 14 degrees 50 minutes 29 seconds west a distance of 871.298 feet to the point of curvature of a 20.000 foot radius curve to the right, said point having coordinates 99442.779 north and 203916.148 east; thence along said curve an arc distance of 31.418 feet to the point of tangency, said point having coordinates 99428.570 north and 203891.690 east; thence 75 degrees 09 minutes 06.75 seconds west; thence along the north line of Laclede Avenue (60 feet wide) and the eastern projection thereof, a distance of 1770.442 feet to the point of curvature of a 20.000 foot radius rounding curve to the right, said point having coordinates 99882.258 north and 202180.367 east; thence along said curve an arc distance of 31.422 feet to the point of tangency, said point having coordinates 99907.392 north and 202166.352 east; thence 16 degrees 51 minutes 52 seconds east along a line 80 feet east of and parallel to the west line of Compton Avenue a distance of 743.737 feet to a point having coordinates 100619.144 north and 202382.116 east; thence south 75 degrees 26 minutes 21 seconds east a distance of 549.775 feet to a point in the east line of Cardinal Avenue having coordinates 100480.927 north and 202914.233 east; thence north 14 degrees 44 minutes 55 seconds east along the east line of Cardinal Avenue (60 degrees west) a distance of 138.019 feet to the point of curvature of a 20.000 foot radius rounding curve to the right, said point having coordinates 100614.399 north

and 202949.369 east; thence along said curve an arc distance of 34.958 feet to the point of tangency, said point having coordinates 100627.448 north and 202977.130 east; thence along the south line of Olive Street (100 feet wide) south 65 degrees and 06 minutes 10 seconds east a distance of 76.549 feet to a point having coordinates 100595.221 north and 203046.566 east; thence continuing along said south line south 75 degrees 09 minutes 39 seconds east a distance of 1115.762 feet to the point of beginning, containing 15,607,282.259 square feet or 35.828 acres.

Property as described in Board of Public Service Permit #67948, Amendment #2, approved August 8, 1966:

Parcel 1: All of City Block 1734, Mill Creek Valley Project being described as follows:

Beginning at a point located on the North line of Market Street (100 feet wide) said point also being the point of tangency of a 20.000 foot Radius rounding from the East line of Garrison Avenue (60 feet wide) said point having coordinates 99232.978 North 203138.398 East; thence North 88 degrees 20 minutes 38 seconds East along the North line of Market Street (100 feet wide) a distance of 551.534 feet to a point having coordinates minutes 02 seconds East along the North line of Market Street (100 feet wide) a distance of 161.801 feet to a point having coordinates 99254.134 North 203851.418 East said point also being the point of curvature of a 20.000 foot Radius rounding 25.584 feet to a point having coordinates 99269.000 North 203870.099 East said point also being the point of tangency of said rounding with the West line of relocated Ewing avenue (60 feet wide); thence North 14 degrees 50 minutes 29 seconds East along the West line of relocated Ewing Avenue (60 feet wide) a distance of 79.777 feet to a point having coordinates 99346.115 North 203890.534 East said point also being the point of curvature of a 20.000 foot Radius rounding to the left; thence along said rounding an arc distance of 31.414 feet to a point having coordinates 99370.570 North 203876.326 East said point also being the point of tangency of said rounding curve with the South line on Laclede Avenue (60 feet wide) thence North 75 degrees 09 minutes 06.75 seconds West along the South line of Laclede Avenue (60 feet wide) a distance of 683.783 feet to a point having coordinates 99545.794 North 203215.375 East said point also being the point of curvature of a 20.000 foot Radius rounding to the left; thence along said coordinates 99531.582 North 203190.916 East said point also being the point of tangency of said rounding with the East line of Garrison Avenue (60 feet wide); thence South 14 degrees 49 minutes 59 seconds West along the East line of Garrison Avenue (60 feet wide) a distance of 282.920 feet to a point having coordinates 99258.090 North 203118.488 East said point

also being the point of curvature of a 20.000 foot Radius rounding to the left; thence along said rounding an arc distance of 37.170 feet to the point of beginning, containing in all an area of 160.621.099 square feet, according to a survey thereof by Thatcher & Patient, Inc., on November 19, 1965, and recorded in Survey Record Book 13, page 31, of the City of St. Louis.

Parcel 2: Part of City Block 987 of the City of St. Louis being described as follows;

Beginning at a point located on the North line of Market Street (100 feet wide) said point also being the point of tangency of a 20.000 foot Radius rounding to the left from the East line of relocated Ewing Avenue (60 feet wide) said point having coordinates 99257.534 North 203955.769 East: thence North 88 degrees 08 minutes 02 seconds East along the North line of Market Street (100 feet wide) a distance of 773.799 feet to a point having coordinates 99282.731 North 204729.158 East said point also being the point of curvature of a 3100.000 foot Radius curve to the right; then East along said curve an arc distance of 22.270 feet to a point having coordinates 99283.377 North 204.751 East said point also being the point of tangency of said 3100.000 foot Radius curve and the point of curvature of a 20.000 foot Radius rounding an arc distance of 26.737 feet to a point having coordinates 99298.242 North 204770.242 East said point also being the point of tangency of said rounding with the West line of Beaumont Street (50 feet wide); thence North 14 degrees 51 minutes 34 seconds East along the West line of Beaumont Street (50 feet wide) a distance of 202.946 feet to a point having coordinates 99494.401 North 204.822 East; thence North 75 degrees 21 minutes 20 seconds West a distance of 300.000 feet to a point having coordinates 99570.247 North 204532.033 East; thence North 14 degrees 51 minutes 34 seconds East a distance of 102.000 feet to a point having coordinates 99668.836 North 204558.191 East; thence North 75 degrees 21 minutes 20 seconds West a distance of 100.334 feet to a point having coordinates 99694.203 North 204461.117 East; thence North 14 degrees 50 minutes 29 seconds East a distance of 212.500 feet to a point having coordinates 99899.614 North 204515.549 East; thence North 75 degrees 21 minutes 20 seconds West along the South line of Pine Boulevard (60 feet wide) a distance of 65.114 feet to a point having coordinates 99916.076 North 204452.550 East said point also being the point of curvature of an 80.000 foot Radius curve to the right; thence along said curve an arc distance of 125.939 feet to a point having coordinates 100013.968 North 204395.444 East said point also being the point of tangency of said curve with the West line of Leffingwell Avenue (60 feet wide); thence North 14 degrees 50 minutes 29 seconds East along the West line of Leffingwell Avenue (60 feet wide) a distance of 196.410 feet to a point having coordinates 100203.824 North

204445.753 East said point also being the point of curvature of a 20.000 foot Radius rounding to the left; thence along said rounding an arc distance of 31.417 feet to a point having coordinates 100228.280 North 204431`.542 East; thence North 75 degrees 09 minutes 39 seconds West along the South line of Olive Street (100 feet wide) a distance of 217.000 feet to a point having coordinates 100283.855 North 204221.779 East said point also being the point of curvature of a 20.000 foot Radius rounding to the left; thence along said rounding an arc distance of 31.415 feet to a point having coordinates 100269.645 North 204197.324 East said point also being the point of tangency of said rounding with the East line of relocated Ewing Avenue (60 feet wide); thence South 14 degrees 50 minutes 29 seconds West along the East line of relocated Ewing Avenue (60 feet wide) a distance of 995.063 feet to a point having coordinates 99282.646 North 203935.785 East said point also being the point of curvature of a 20.000 foot Radius rounding to the left; thence along said rounding an arc distance of 37.248 feet to the point of beginning, containing in all an area of 484.521.873 square feet, according to a survey thereof Thatcher & Patient, Inc., on November 19, 1965, and recorded in Survey Record Book 13, page 31, of the City of St. Louis.

SECTION TWO: This ordinance being necessary for the preservation of public health, safety and welfare, shall take effect and be in full force immediately upon approval by the Mayor of the City of St. Louis.

Legislative History					
1ST READING	REF TO COMM	COMMITTEE	COMM SUB	COMM AMEND	VOTE
12/20/96	12/20/96	HUDZ			
2ND READING	FLOOR AMEND	FLOOR SUB	VOTE	PERFECTN	PASSAGE
02/07/97				02/07/97	04/14/97
ORDINANCE	VETOED		VETO OVR		EFFECTIVE
64050					

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